



Livable Streets Update (FIVE IN FIVE)



July 23, 2004

Volume 1, Number 24

IN THIS ISSUE

MINORITY AND WOMEN
BUSINESS ENTERPRISE
CONTRACTORS INVITED TO
INFO SESSION
ON JULY 27 Page 1

COUNCIL COMMITTEE TO
REVIEW DESIGN SERVICES
CONTRACT FOR NEW
DOWNTOWN CONVENTION
CENTER Page 1

COUNCIL APPROVAL GIVEN
TO PRELIMINARY BID
PACKAGE SCHEDULE FOR
NEW DOWNTOWN
CONVENTION CENTER
Page 2

FUNDING MECHANISM
APPROVED FOR DOWNTOWN
PROJECTS Page 4

COUNCIL DEFERS ACTION ON
TOWING ORDINANCE Page 5

DOWNTOWN SOUTH
DEVELOPMENT TOPIC OF
AUG. 4 MEETING
Page 5

LIVABLE STREETS MEETING
CALENDAR Page 6

MINORITY AND WOMEN BUSINESS ENTERPRISE CONTRACTORS INVITED TO INFO SESSION ON JULY 27

Skanska USA and Barnhill Contracting Company, construction managers at risk for the new Raleigh Convention Center, will be conducting a Minority Contractor's Information Session on July 27 from 7 to 9 p.m. at the Fletcher Theatre at BTI Center for the Performing Arts.

The session's goals are as follows:

- Describe the project and the scope of the bid packages;
- Inform MWBE contractors of timetable for bidding this project;
- Stimulate opportunities for networking with other firms;
- Discuss the project's overall schedule breakdown; and,
- Review financial requirements of the project.

The bid date has not been determined. Pre-qualification forms will be available at the session. To reserve a seat, or for more information, contact Paula Gallaher at 785-9141 or at pgallaher@barnhillcontracting.com. Please respond by July 23.

COUNCIL COMMITTEE TO REVIEW DESIGN SERVICES CONTRACT FOR NEW DOWNTOWN CONVENTION CENTER

The Raleigh City Council on July 20 referred to its Budget and Economic Development Committee a request for \$15.9 million for design services for the new downtown convention center. The City administration is asking the council to amend the contract with O'Brien/Atkins Associates and Clearscapes, the local architectural firm for the convention center, to include the additional design services. (continued on page 2)

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

(continued from page 1)

The additional services are for schematic design, design development, construction documents, bidding, construction administration and project closeout. Also included are design services for the project's first two early guaranteed maximum price (GMP) bid packages. The first GMP will be for demolition of three buildings on the construction site. The second GMP will cover utility relocation/redirection, soil shoring systems, excavation/site demolition/soil remediation, roadway reconfiguration and dewatering. Additionally, the \$15.9 million includes reimbursement to project architects of up to \$1,110,485 for such things as travel, lodging, printing, public website-internet project access, and project office expenses.

The next meeting of the council's Budget and Economic Development Committee is Tuesday, July 27 at 11 a.m. in Room 305 of the Avery C. Upchurch Government Complex, 222 W. Hargett St.

COUNCIL APPROVAL GIVEN TO PRELIMINARY BID PACKAGE SCHEDULE FOR NEW DOWNTOWN CONVENTION CENTER

The Raleigh City Council voted July 20 to approve a preliminary schedule for soliciting bid packages for various phases of construction of the new downtown convention center. The exact scope of the bid packages will be determined as the design process continues for the convention center.

According to the preliminary schedule, council members on Aug. 3 will consider awarding a partial guaranteed maximum price (GMP) contract to the construction manager at risk for the new convention center. The contract will authorize the construction manager to seek bids for Phase 1 demolition of three buildings on the construction site, which is on the south end of downtown. Skanska USA Building Inc./Barnhill Contracting Company is the team that is the construction manager at risk for the convention center project.

Demolition must be completed to continue the investigation of soil contamination remaining from a coal gasification plant that operated on the site on the south end of downtown from the late 1800s to the around 1914. The Phase 1 building demolition is scheduled to begin in late August after a contract has been awarded.

Construction of the convention center will start in 2005, with completion in late 2007.

(continued on page 3)

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

(continued from page 2)

Also under the preliminary bid package schedule:

- The City Council on Nov. 2 will consider awarding a second partial GMP contract seeking bid packages for utility relocation/redirection, soil shoring systems, excavation/site demolition/soil remediation, roadway reconfiguration, and dewatering (temporary and permanent). Pending the awarding of construction contracts, work is scheduled to begin in February 2005 on utility relocation/redirection and soil shoring. Excavation/site demolition/soil remediation and roadway reconfiguration will begin in March 2005. Dewatering is scheduled to begin in May 2005.
- Council members on April 19, 2005 will consider awarding a third partial GMP contract soliciting bid packages for precast/concrete, caisson, and foundation and retaining wall construction. After the council has awarded contracts for the work, shop drawings are scheduled to begin in June 2005. Also starting that month will be the caisson retention wall system installation that will accommodate the 50-foot plus depths of excavation. Construction of the foundation and retaining wall will be scheduled to start in August 2005, followed by the precast/concrete work in October 2005.
- Council members on Aug. 2, 2005 will consider awarding a fourth partial GMP contract seeking bids for underground utilities, structural steel, permanent dewatering systems, mechanical equipment, vertical transportation and electrical equipment. After construction contracts have been awarded, shop drawings for the exhibit hall's under-floor utilities will be scheduled to begin in September 2005. Actual construction of the under-floor utilities will be scheduled to start the following January, along with putting up structural steel for the convention center. Construction of the permanent dewatering systems will begin in December 2005. Delivery of the mechanical and electrical equipment to the construction site is scheduled to take place in September 2006. Vertical transportation is scheduled for delivery the following month.
- The council on Feb. 7, 2006 will consider awarding the final GMP proposal from the construction manager at risk authorizing solicitation of bid packages for the remainder of the building and site work. The final phase of construction will begin five months later, in July 2006.

North Carolina general statutes provide the general framework for the construction manager at risk process that includes planning, managing design and construction, cost analysis, scheduling, quality control and guaranteeing the construction cost.

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

(continued from page 3)

Under an interlocal agreement between the City of Raleigh and Wake County, revenue from the County's hotel/motel and prepared food and beverage tax will be used to finance construction of the convention center, which has a budget of \$180 million. A four-star Marriott convention center headquarters hotel also will be built on the south end of downtown adjacent to the convention center. The approximately \$58 million headquarters hotel will be built simultaneously with the convention center.

FUNDING MECHANISM APPROVED FOR DOWNTOWN PROJECTS

The City of Raleigh will sell up to \$36.7 million in certificates of participation to finance four downtown capital improvements. The City Council on July 20 adopted resolutions seeking approval of the sale by the State of North Carolina's Local Government Commission.

The City wants to sell up to \$26.5 million in fixed-rate certificates of participation to fund the Progress Energy parking deck agreement, equipment for the City's Raleigh Television Network and the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance Project, an economic development and revitalization effort for the downtown street.

The City also is seeking to sell up to \$10.2 million in variable-rate certificates of participation to finance the purchase of an office building at One Exchange Plaza, 219 Fayetteville Street Mall. Employees of two City departments -- the City Attorney's Office and the Public Utilities Department -- are currently housed at One Exchange Plaza. More City employees will be moved into the building.

The four downtown capital improvements are being funded under a master installment financing agreement that allows the City to use a pool of collateral as a lien on new projects.

Contacts

City of Raleigh
Planning Department
George Chapman, Director
(919) 890-3125
george.chapman
@ci.raleigh.nc.us

Urban Design Center
133 Fayetteville Street Mall
Dan Douglas
(919) 807-8441
Daniel.douglas@ci.raleigh.nc.us

Raleigh Convention and
Conference Center
500 Fayetteville Street Mall
(919) 831-6011
Roger Krupa, Director
roger@raleighconvention.com

Fayetteville Street Mall
Renaissance
City of Raleigh
Public Works Department
Dean Fox
(919) 890-3030
dean.fox @ci.raleigh.nc.us

City of Raleigh
Public Works Department
Carl Dawson, Director
(919) 890-3030
carl.dawson@ci.raleigh.nc.us

Regulatory Reform
City Of Raleigh
City Attorney
Thomas McCormick, Jr.
(919) 890-3060
Tom.McCormick@ci.raleigh.nc.us

Newsletter &
Communications
City of Raleigh
Public Affairs Department
Jayne Kirkpatrick, Director
(919) 890-3100
jayne.kirkpatrick@ci.raleigh.nc.us

Ending Homelessness

Ken Maness
(919) 890-3655
ken.maness@ci.raleigh.nc.us

COUNCIL DEFERS ACTION ON TOWING ORDINANCE

The Raleigh City Council on July 20 deferred considering a towing ordinance for two weeks. The proposed ordinance will be taken up at the council's Aug. 3 meeting.

Under the ordinance, offered by Mayor Charles Meeker, towing from parking lots in non-residential areas will be prohibited between the hours of 6 p.m. and 6 a.m. unless a vehicle has been in the lot for six hours. During the prohibition hours a boot that immobilizes the vehicle may be used instead of towing. The fee to remove the boot is limited to \$50.

The towing prohibition applies to the area bounded by Peace Street to the north, West Street to the west, South Street to the south, and Person Street to the east. The towing ban also will apply to all lots not owned by the State of North Carolina located within 200 feet of Hillsborough Street between Salisbury Street and Dixie Trail.

The ordinance exempts restaurants and allows for a maximum towing fee from those lots of \$75.00. An owner or the owner's designee of any restaurant or retail establishment open for business during the proscribed hours may have a vehicle towed. The authorization to tow a vehicle must be in writing by the owner or the designee.

DOWNTOWN SOUTH DEVELOPMENT IS TOPIC OF SPECIAL AUG. 4 MEETING

The Raleigh City Council's Comprehensive Planning Committee will have a special meeting on Wednesday, Aug. 4 from 4:30 p.m. to 5:30 p.m. in Room 305 of the Avery C. Upchurch Government Complex, 222 W. Hargett St. The meeting is open to the public.

Committee members will meet with the economic and design consultants on the proposed development strategy for the Convention / Cultural District area of downtown Raleigh.

Wake County

David Cooke, County Manager
(919) 856-6160
dcooke@co.wake.nc.us

The Downtown Raleigh Alliance

120 S. Wilmington St.,
Suite 103
Raleigh, NC 27601
(919) 832-1231
Margaret Mullen,
President & CEO
margaretmullen@bellsouth.net

Greater Raleigh Chamber of Commerce

800 S. Salisbury Street
(919) 664-7000
Harvey Schmitt,
President & CEO
hschmitt@the-chamber.org

Greater Raleigh Convention & Visitors Bureau

421 Fayetteville Street Mall,
Suite 1505
Raleigh, NC 27601
(919) 834-5900 or
(800) 849-8499
David L. Heinl, CDME
President and CEO
dheinl@raleighcvb.org

Web links

City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

	Date/Time	Purpose
Raleigh City Council Comprehensive Planning Committee	August 4, 4:30 p.m. Room 305 Avery C. Upchurch Government Complex 222 W. Hargett Street	Meet with the economic and design consultants on the proposed development strategy for the Convention/ Cultural District area of downtown Raleigh.
New Convention Center Design Concept	August 10, 5:00 p.m. Raleigh Convention and Conference Center	Character concept
New Convention Center Design Concept	September 14, 5:00 p.m. Raleigh Convention and Conference Center	Evolution of Character
Raleigh City Council and Wake County Board of Commissioners	October 14, 6:00 p.m. Raleigh Convention and Conference Center	Selection of the schematic design for the new convention center.

THE FIVE IN FIVE GOALS

Complete a Fayetteville Street Renaissance to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.

2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.

